

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

W4

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 10, 2008

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the December 10, 2008 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

REGULAR WAIVERS

1. 2-07-046-W Mary Griffin-Jones (Bollnas, Marin County)

DE MINIMIS WAIVERS

1. 2-08-024-W Sonoma County Regional Parks (Bodega Bay, Sonoma County)
2. 2-08-026-W City Of Pacifica, Attn: Michael Crabtree; City Of Pacifica, Attn: Elizabeth Claycomb; City Of Pacifica, Attn: Fernando Realyvasquez (Pacifica, San Mateo County)

TOTAL OF 3 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c), Section 13252(e), and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-07-046-W Mary Griffin-Jones	Repair and replacement of a substructure that supports an existing single family dwelling on the Bolinas Lagoon mudflats as detailed in the Peacock Designs project description dated November 24, 2008 on file. The existing house is supported by a series of piers. The posts, beams, and cross bracing will be replaced under the existing floor joisting. The piers will not be replaced. There is no treated wood proposed, and all wood that comes into contact with the water will be structural grade redwood. Wrapping of the exposed piers with fiber-reinforced epoxy will occur at low tide, and plywood will be placed on the mudflats around the work area to catch any materials and debris spills. Scaffolding will be constructed off of the existing concrete piers to access the work area and the structure will be replaced one area at a time. Tarps will be installed under the scaffolding to catch debris. No wood cutting will be done over the water or the mudflats. All sawdust generated during construction activities will be misted with water prior to clean up to minimize dust. All of the concrete work is proposed for the upper portions of the piers, not in areas where the piers come into direct contact with the mudflats. Concrete will be prepared offsite and trucked to the job site.	89 Wharf Road (193), Bolinas (Marin County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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2-08-024-W Sonoma County Regional Parks	Replace and repair damaged and worn sections of the Spud Point Marina fuel dock facility as per the Project Description on file dated Nov. 18, 2008 from Sonoma County Regional Parks. The project includes the removal and replacement of all of the dock wood siding, and replacement of the through-rods that hold the dock together. All project repair components will be pre-treated and pre-drilled prior to on-site replacement installation. Six pile guides will be replaced with fabricated heavy-duty galvanized steel guides, and with rub blocks made of ultra-high molecular weight (UHMW) plastic. Dock bumpers and corners will be replaced. All of the existing dock cleats will be removed and replaced with 18-inch galvanized steel cleats. No replacement or repair for the six existing dock pilings will be conducted. Work will be completed using Best Management Practices in compliance with the Construction Site Best Management Practices Manual guidelines.	1818 Westshore Road, Bodega Bay (Sonoma County)
2-08-026-W City Of Pacifica, Attn: Michael Crabtree City Of Pacifica, Attn: Elizabeth Claycomb City Of Pacifica, Attn: Fernando Realyvasquez	Install 15 tsunami warning signs at Pacifica State Beach, as shown on the "Tsunami Warning Signs Site Plan" dated 9/30/2008, on file with the North Central Coast District Office. The signs will be mounted on existing poles using non-motorized hand tools and will be located 7 feet above the ground. No grading or earth movement of any type will occur.	Pacifica State Beach/coastal trail, Pacifica (San Mateo County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 1, 2008
TO: Mary Griffin-Jones
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 2-07-046-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13252 of the California Code of Regulations.

APPLICANT: **Mary Griffin-Jones**

LOCATION: **89 Wharf Road (193), Bolinas (Marin County) (APN(s) 193-082-11)**


DESCRIPTION: **Repair and replacement of a substructure that supports an existing single family dwelling on the Bolinas Lagoon mudflats as detailed in the Peacock Designs project description dated November 24, 2008 on file. The existing house is supported by a series of piers. The posts, beams, and cross bracing will be replaced under the existing floor joisting. The piers will not be replaced. There is no treated wood proposed, and all wood that comes into contact with the water will be structural grade redwood. Wrapping of the exposed piers with fiber-reinforced epoxy will occur at low tide, and plywood will be placed on the mudflats around the work area to catch any materials and debris spills. Scaffolding will be constructed off of the existing concrete piers to access the work area and the structure will be replaced one area at a time. Tarps will be installed under the scaffolding to catch debris. No wood cutting will be done over the water or the mudflats. All sawdust generated during construction activities will be misted with water prior to clean up to minimize dust. All of the concrete work is proposed for the upper portions of the piers, not in areas where the piers come into direct contact with the mudflats. Concrete will be prepared offsite and trucked to the job site.**

RATIONALE: **Proposed repair methods involve no significant impacts on coastal resources, including water quality, wetlands, and environmentally sensitive habitat areas, and repair activities will not impact public access to the shoreline.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, December 10, 2008, in San Francisco. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: RUBY PAP
District Supervisor

cc: Local Planning Dept.
Peacock Designs, Attn: Roger Peacock & Alethea Patton

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 21, 2008
TO: Sonoma County Regional Parks
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-08-024-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Sonoma County Regional Parks

LOCATION: 1818 Westshore Road, Bodega Bay (Sonoma County) (APN(s) 100-030-44)

DESCRIPTION: Replace and repair damaged and worn sections of the Spud Point Marina fuel dock facility as per the Project Description on file dated Nov. 18, 2008 from Sonoma County Regional Parks. The project includes the removal and replacement of all of the dock wood siding, and replacement of the through-rods that hold the dock together. All project repair components will be pre-treated and pre-drilled prior to on-site replacement installation. Six pile guides will be replaced with fabricated heavy-duty galvanized steel guides, and with rub blocks made of ultra-high molecular weight (UHMW) plastic. Dock bumpers and corners will be replaced. All of the existing dock cleats will be removed and replaced with 18-inch galvanized steel cleats. No replacement or repair for the six existing dock pilings will be conducted. Work will be completed using Best Management Practices in compliance with the Construction Site Best Management Practices Manual guidelines.

RATIONALE: Proposed development involves no significant impacts on Public Access to the shoreline and Coastal Resources. Water Quality and Environmentally Sensitive Habitat will be protected by using Water Quality BMP's and restricting all work to the June to October time period of lowest potential adverse impacts to Essential Fish Habitat, as described in the application materials and bio-assessment survey report on file. The ACZA (Ammoniacal-copper-zinc-arsenate) pressure-treated, be used for dock siding is unlikely to leach into the bay because it will be above the waterline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, December 10, 2008, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: DOUG MACMILLAN
Coastal Program Analyst

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 2, 2008
TO: City Of Pacifica, Attn: Michael Crabtree; City Of Pacifica, Attn: Elizabeth Claycomb; City Of Pacifica, Attn: Fernando Realyvasquez
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-08-026-W


Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: City Of Pacifica, Attn: Michael Crabtree; City Of Pacifica, Attn: Elizabeth Claycomb; City Of Pacifica, Attn: Fernando Realyvasquez
LOCATION: Pacifica State Beach/coastal trail, Pacifica (San Mateo County) (APN(s) 023-072-90, 023-017-10, 022-130-130, 022-130-140, 022-161-120, 023-072-60)
DESCRIPTION: Install 15 tsunami warning signs at Pacifica State Beach, as shown on the "Tsunami Warning Signs Site Plan" dated 9/30/2008, on file with the North Central Coast District Office. The signs will be mounted on existing poles using non-motorized hand tools and will be located 7 feet above the ground. No grading or earth movement of any type will occur.
RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, December 10, 2008, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: MADELINE CAVALIERI
Coastal Program Analyst

cc: Local Planning Dept.